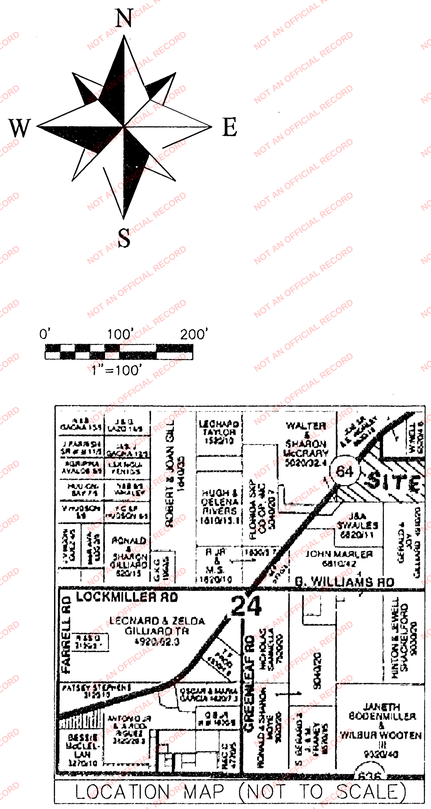
NOT AN OFFICIAL RECORD

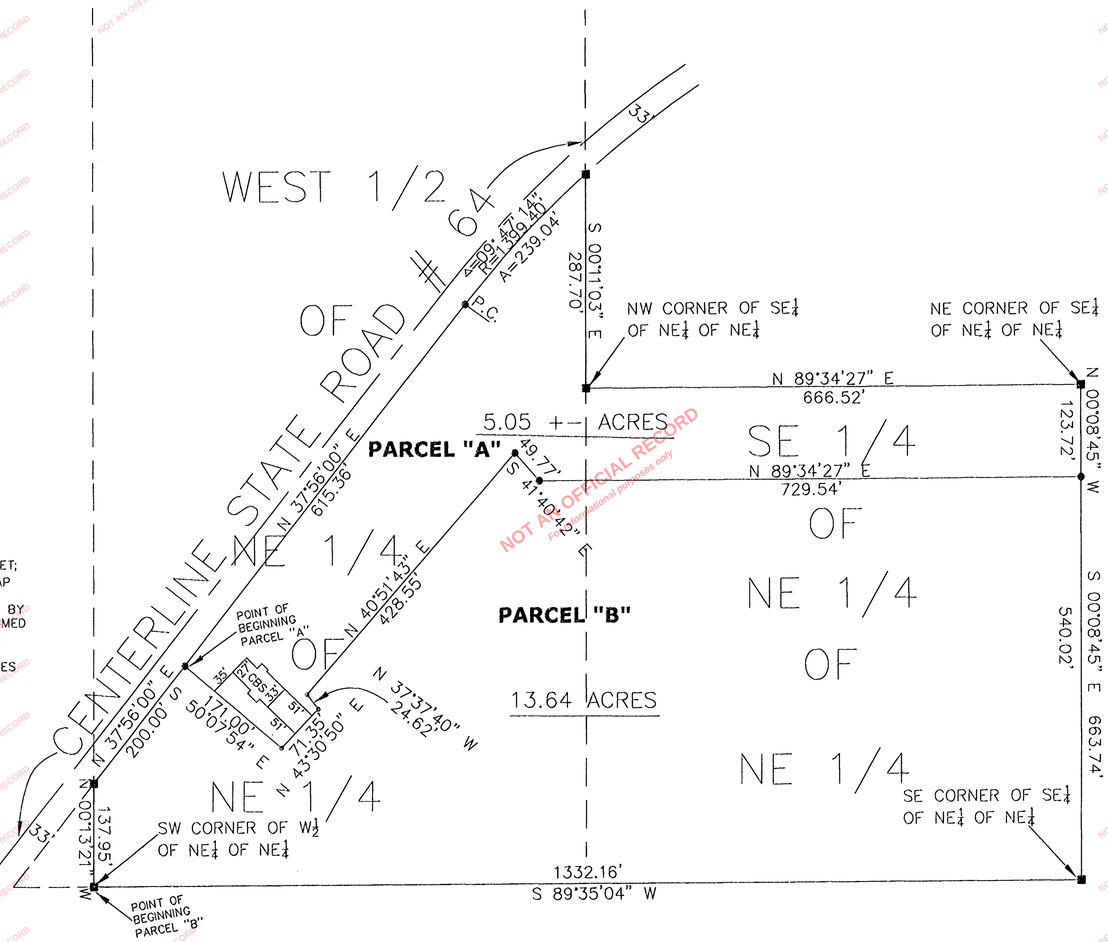
9-06-07P02:18 RCVD

PLAT BAR B-50 ; PAGE 4 ,

McCREADY GEMINI SUBDIVISION

LOCATED IN SECTION 24 , TOWNSHIP 34 S., RANGE 25 E.,
HARDEE COUNTY, FLORIDA





LEGEND: N=NORTH; S=SOUTH; E=EAST; W=WEST; °=DEGREE; '=MINUTE; "=SECOND; '=FEET; ■ =SET PERMANENT REFERENCE MARKERS; O=SET ⅝" IRON ROD WITH CAP # 1956; ● = FOUND IRON ROD;

NOTE: BOUNDARY SURVEY ONLY. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ALONG THE WEST LINE OF W½ OF NE¼ OF NE¼. (N 00°13'21" W)

THERE WILL BE NO NECESSITY FOR DRAINAGE FACILITIES SERVING OTHER PROPERTIES TO CROSS THE LOT AFFECTED BY THE ADMINISTRATIVE APPROVAL.

Inst 200725008109 Date 9/11/2007 Time 2:10 PM
DC,B. Hugh Bradley,Hardee County Page 1 of 1

DESCRIPTION OF OVERALL PARCEL:
THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, AND THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, LYING SOUTH OF STATE ROAD # 64 IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY FLORIDA. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

DESCRIPTION OF PARCEL "A":
BEGIN AT THE SW CORNER OF W1/2 OF NE1/4 OF NE1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; THENCE N 00°13'21" W ALONG THE WEST LINE OF SAID TRACT, 137.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD # 64; THENCE N 37°56'00" E, ALONG SAID RIGHT-OF-WAY 200.00 FEET TO POINT OF BEGINNING; THENCE CONTINUE SAME LINE, 615.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1399.40 FEET AND A DELTA ANGLE OF 09°47'14" AND AN ARC DISTANCE OF 239.04 FEET; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE 239.04 FEET TO A POINT ON THE EAST LINE OF THE W1/2 OF NE1/4 OF NE1/4; THENCE S 00°11'03" E, 287.70 FEET TO THE NW CORNER OF SE1/4 OF NE1/4 OF NE1/4; THENCE N 89°34'27" E ALONG THE NORTH LINE OF SAID TRACT, 666.52 FEET TO THE NE CORNER OF SE1/4 OF NE1/4 OF NE1/4; THENCE S 00°08'45" E ALONG THE EAST LINE OF SAID TRACT, 123.72 FEET; THENCE S 89°34'22" W AND PARALLEL TO NORTH LINE OF SAID TRACT 729.54 FEET; THENCE N 41°40'42" W, 49.77 FEET; THENCE S 40°51'43" W, 428.55 FEET; THENCE S 37°37'40" E, 24.62 FEET; THENCE S 43°30'50" W, 71.35 FEET; THENCE N 50°07'54" W, 171.00 FEET TO POINT OF BEGINNING. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

DESCRIPTION OF PARCEL "B":
BEGIN AT THE SW CORNER OF W1/2 OF NE1/4 OF NE1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA FOR POINT OF BEGINNING; THENCE N 00°13'21" W ALONG THE WEST LINE OF SAID TRACT, 137.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD # 64; THENCE N 37°56'00" E, ALONG SAID RIGHT-OF-WAY 200.00 FEET; THENCE S 50°07'54" E, 171.00 FEET; THENCE N 43°30'50" E, 71.35 FEET; THENCE N 37°37'40" W, 24.62 FEET; THENCE N 40°51'43" E, 428.55 FEET; THENCE S 41°40'42" E, 49.77 FEET; THENCE N 89°34'27" E, 729.54 FEET TO A POINT ON THE EAST LINE OF THE SE1/4 OF NE1/4 OF NE1/4; THENCE S 00°08"45" E; ALONG THE EAST LINE OF SE1/4 OF NE1/4 OF NE1/4 540.02 FEET TO THE SE CORNER OF SAID TRACT; THENCE S 89°35'04" W ALONG THE SOUTH LINE OF THE NE1/4 OF NE1/4 OF NE1/4 1332.16 FEET TO POINT OF BEGINNING . SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

CERTIFICATION OF OWNERSHIP AND LOCATION:
STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT Lois McCready THE OWNER OF THAT PROPERTY ENTITLED McCready Gemini Subdivision HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND MAPPED AND CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, HEREBY DEDICATED SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF August A.D.

M. Mcnardson
WITNESS

Lois McCready
OWNER

Regina M. Massey
WITNESS

OWNER

ACKNOWLEDGMENT
STATE OF FLORIDA

COUNTY OF HARDEE S.S. I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED Lois McCready, OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND TO BE WELL KNOWN TO BE THE PERSONS DESCRIBED IN ANDEXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER(S) AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF August, 2007 A.D.

3/25/11
MY COMMISSION EXPIRES

Regina M. Massey
SIGNATURE OF NOTARY PUBLIC

REGINA M. MASSEY
Notary Public, State of Florida
My comm. exp. Mar. 25, 2011
Comm. No. DD 659073

CERTIFICATION OF APPROVAL BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 16th DAY OF September, 2007 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

Bobby McSwain
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

ATTESTED: B. Hugh Bradley
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS
9-7-07

CERTIFICATION OF APPROVAL OF CLERK OF THE CIRCUIT COURT
STATE OF FLORIDA

COUNTY OF HARDEE S.S. I, B. Hugh Bradley CLERK OF THE CIRCUIT COURT OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 11 DAY OF September, 2007 A.D.

B. Hugh Bradley
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR
STATE OF FLORIDA

COUNTY OF HARDEE S.S. I, THE SURVEYOR WHO MADE THIS PLAT, DO HEREBY CERTIFY THAT THE SAME IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR BY THE LAWS OF THE STATE OF FLORIDA REGULATING THE MAKING OF MAPS AND PLATS. SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF August, 2007 A.D.

Kermit E. Roan
KERMIT E. ROAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE #1956

15 NORTH BREVARD AVENUE
ARCADIA, FLORIDA 34266
863-494-3399

APPROVAL

8/6/07
PLANNING/DEVELOPMENT DIRECTOR